

ZONING AND ADJUSTMENT BOARD

November 3, 2003

The Zoning and Adjustment Board of Sumter County, convened on Monday, November 3, 2003, at 6:30 P.M. with the following Board members present: Chairman Larry Story, Frank Topping, Rodney Caruthers, Richard Bradley, Dossie Singleton, Dave Pierazek, Mark Caruthers, Rusty Mask, Todd Brown, and Evan Merritt. Board members Lamar Parker and Dale Nichols were absent. Terry Neal, Zoning and Adjustment Board Attorney, Aimee Webb, Board secretary, and Roberta Rogers, Director of Planning and Development were present.

The Board members led everyone in the pledge and prayer.

Mr. Story presented the proof of publication.

Mr. Bradley made a motion to approve the minutes from the October 20, 2003 ZAB meeting. Mr. Brown seconded the motion and the motion carried.

R2003-0014

Vaughn Fields

Brenda Kregloe, representative for the applicant, was present and requesting a rezoning from RR to R2C on 1.85 acres MOL to bring the property into compliance with the Future Land Use Map. There were five notices sent. Of the five notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2003-0013

Mary & C. Aubrey Caruthers

Board member, Mark Caruthers, declared a conflict of interest, as he was the appointed representative for the applicant. Mr. Mark Caruthers requested a rezoning on 34.54 acres MOL from A5 to A10C to bring the property into compliance with the Future Land Use Map. There were nine notices sent. Of the nine notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

S2003-0002

Mary & C. Aubrey Caruthers

Board member, Mark Caruthers, stated he was still in conflict of interest with the request. Mike Ditterick, representative for the applicant, was present and requesting a minor

Special Use Permit to allow a 200' telecommunications tower on 34.54 acres MOL. There were nine notices sent. Of the nine notices sent, one was received in favor and none in objection. There were no objections from the audience. Mrs. Webb stated a previous application for a 205' tower had been approved but had expired due to the delay in construction for the project. The Board had questions regarding the possibility of co-locating on an existing tower. Mr. Ditterick explained Nextel, the owner of the proposed tower, would rather co-locate than build a new tower but co-location was not feasible, due to no tower sites in the immediate area. There were no further questions or discussion from the Board. Mr. Topping made a motion to approve the requested minor Special Use Permit based on the site plan submitted and information provided in the staff report. Mr. Merritt seconded the motion and the motion carried.

R2003-0023

Bailey Brothers, Inc., et al

Kevin Mineer, representative for the applicant, was present and requesting rezonings from A5 and RR1 to CL on 26.391 acres MOL and from A5 to RPUD on 22.779 acres MOL and approval of the development agreement. There were two notices sent. Of the two notices sent, none were received in favor and none in objection. There were no objections from the audience. Mr. Mineer displayed a proposed diagram for the property to the Board. Mr. Mineer stated there would be three access points to the subject property with one being the main access with a traffic light. Mr. Topping questioned the aesthetics of the building along C-466. Mr. Mineer stated the developers would abide by The Villages architectural guidelines due to the required standards in the utility agreement with The Villages.

Mr. Topping questioned why the ZAB needed to address the development agreement. Mrs. Rogers stated the Florida Department of Transportation and Florida Department of Community Affairs required the development agreement. Mrs. Rogers stated FDOT and FDCA required the development agreement to view a worst-case scenario and limit the square footage for development.

Mr. Topping made a motion to recommend approval of the requested rezonings and development agreement to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Merritt seconded the motion and the motion carried.

T2003-0010

Robert & Ruth Ann Lovett

Robert Lovett was present and requesting a renewal of a Temporary Use Permit for three years to allow a mobile home for a care receiver's residence. There were thirteen notices sent. Of the thirteen notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Brown made a motion to approve the requested Temporary Use Permit based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

Mr. Caruthers made a motion to adjourn. Mr. Bradley seconded the motion and the motion carried.

The meeting adjourned at 6:58 p.m.

Larry Story, Chairman
Zoning and Adjustment Board